



Connells

Chapter House Road
Luton



Property Description

Connells Legrave bring to the market a CHAIN FREE two bedroom semi detached bungalow located in the sought after Poets area of Legrave. Chapter House Road briefly comprises of an entrance hall, lounge, extended kitchen/diner and two spacious bedrooms. Externally the property benefits from ample off street parking as well as a garage. The rear garden is a blend of patio and laid to lawn areas.

The location of the property is a standout feature. Positioned on the border of Luton and Dunstable, the home benefits from excellent transport links, including easy access to Junction 11 of the M1. For those requiring local amenities, the area is well-served by shops, services, and leisure facilities. Families will also appreciate the excellent school catchment, ensuring quality educational options for children. Additionally, the proximity to Luton/Dunstable Hospital makes this home an excellent choice for healthcare professionals or those seeking convenient medical facilities nearby.

Entrance Porch

Double glazed door to front aspect.

Entrance Hall

Door to front aspect. Radiator. Loft access.

Lounge

13' 4" x 9' 2" (4.06m x 2.79m)

Double glazed window to front aspect. Television point. Radiator.

Kitchen

19' 10" x 9' 1" (6.05m x 2.77m)

Double glazed window to rear and side aspects. Double glazed patio door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over.

Bedroom One

13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed window to front aspect. Radiator.

Bedroom Two

9' 2" x 9' 3" (2.79m x 2.82m)

Double glazed window to rear aspect. Radiator.

Shower Room

Double glazed window to rear aspect. Suite comprising walk in shower, wash hand basin and low level wc. Partly tiled. Radiator.

Front Garden

Block paved area for off street parking.

Rear Garden

Laid to lawn with a patio area. Two sheds.

Garage

Accessed via shared drive. Up and over door.
Power and light supply

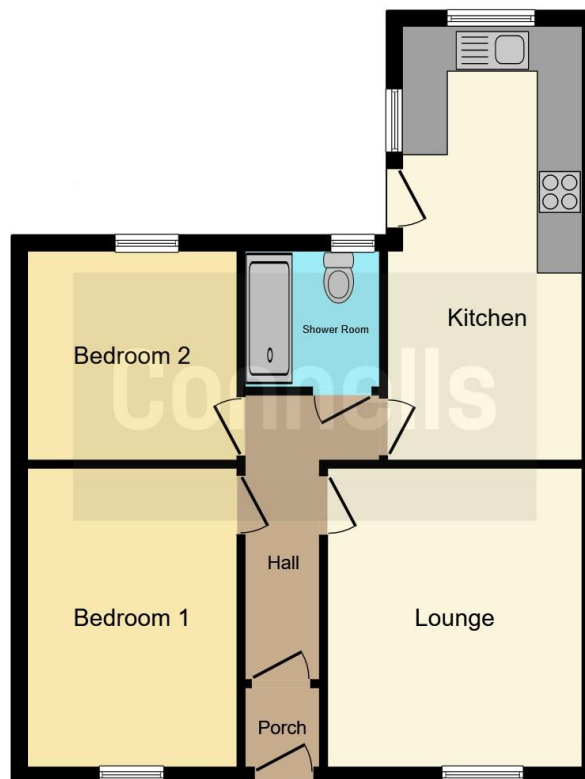
Workshop:

Located at the rear of the garage. Access via
door from garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

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